

**TRANSFER
TAX
PAID**

**DEED OF SALE
BY
PERSONAL REPRESENTATIVE
(Testate)**

32-65-3

KNOW ALL BY THESE PRESENTS, that, **GARY S. DONAHUE JR.** of 607 School Street, Venice, Florida 34285, duly appointed and acting **Personal Representative of the Estate of Marguerite L. Donahue**, deceased (testate), as shown by the probate records of the County of Kennebec and State of Maine (Docket #04-185), and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **RONALD A. SAILOR and DONNA B. SAILOR, as joint tenants**, of South Portland, County of Cumberland, State of Maine, whose mailing address is 109 Dyke Farm Road, South Portland, Maine 04106, the real property in Waterville, County of Kennebec, State of Maine, described as follows:

THE UNIT known and designated as Unit #3 in RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM, located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Rohman, Day and Czarniecki, Architects/Engineers, entitled "Ridgewood East Townhouse Condominiums" dated November 18, 1986, and filed in the Kennebec County Registry of Deeds in Plan File #E-87017. Specific reference is made to the RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated January 28, 1987, and is recorded in said Registry of Deeds in Book 3101, Page 308, as amended by Amendment dated August 13, 1987, and recorded in said Registry in Book 3207, Page 112; and a Second Amendment dated April 19, 1988, and recorded in said Registry in Book 3334, Page 262, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other units in the condominium), are Exhibit D to the Declaration, and recorded in said Registry in Plan Files #E-87018, E-87019 and E-87020. (Said description has been amended by the Restatement of Condominium in accordance with Exhibit A attached hereto and made a part hereof) ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Meaning and intending to convey the same premises described in the warranty deed from FSD Associates, Inc. to Leo W. Donahue and Marguerite L. Donahue, as joint tenants, dated March 18, 1987, recorded in Kennebec County Registry of Deeds, Book 3120, Page 355. The said Leo W. Donahue died March 3, 2001, and Marguerite L. Donahue acquired his interest as surviving joint tenant.

WITNESS my hand and seal this 8 day of April 2004.


Gary S. Donahue Jr.

③ m d r

STATE OF FLORIDA
COUNTY OF SARASOTA

April 8, 2004

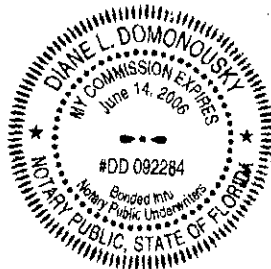
Then personally appeared the above-named Gary S. Donahue Jr. in his said capacity and acknowledged the foregoing instrument to be his free act and deed,

32-65-3

Before me,

[Signature]
Notary Public

Printed Name: DIANE DOMONOUSKY
Commission Exp.: JUNE 14, 2006



Received Kennebec SS.
04/20/2004 8:23AM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS

EXHIBIT A

Deed of Sale by Personal Representative

Gary S. Donahue, Jr., Personal Representative of the Estate of
Marguerite L. Donahue
to
Ronald A. Sailor and Donna B. Sailor

32-65-3

The Unit known as Unit #3 in RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Rohman, Day and Czarniecki, entitled "Ridgewood East Townhouse Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File #E-87017 and E-88071. Specific reference is made to the RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated January 28, 1987, and is recorded in the Kennebec County Registry of Deeds in Book 3101, Page 308, as amended by Amendment dated August 3, 1987, and recorded in the Kennebec County Registry of Deeds in Book 3207, Page 112; and a Second Amendment dated April 19, 1988, and recorded in the Kennebec County Registry of Deeds in Book 3334, Page 262; and further amended by Restated Declaration of Condominium dated September 28, 2001, and recorded in the Kennebec County Registry of Deeds in Book 6657, Page 185, and the same is incorporate by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in the Kennebec County Registry of Deeds in Plan Files E-87018, E-87019, E-87020, E-88072, E-88073, E-88074, and E-88075.

Any and all rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being the same premises conveyed to Leo W. Donahue and Marguerite L. Donahue by Warranty Deed from FSD Associates, Inc., dated March 18, 1987, and recorded in the Kennebec County Registry of Deeds in Book 3120, Page 355. Leo W. Donahue died on March 3, 2001, and Marguerite L. Donahue died on February 20, 2004.

Received Kennebec SS.
05/07/2004 8:45AM
Pages 3 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS